

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** Gran Vista Specific Plan

Lead Agency: City of San Marcos Contact Person: Norm Pedersen  
 Mailing Address: 1 Civic Center Drive Phone: 760-744-1050  
 City: San Marcos Zip: 92069 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: San Marcos  
 Cross Streets: Las Posas Road and Mission Road Zip Code: 92069

Longitude/Latitude (degrees, minutes and seconds):       °       '       " N /       °       '       " W Total Acres: 7.6  
 Assessor's Parcel No.: 219-121-15-00 & 219-121-16-00 Section:        Twp.:        Range:        Base:         
 Within 2 Miles: State Hwy #:        Waterways:         
 Airports:        Railways:        Schools:       

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)         Draft EIS  Other:         
 Mit Neg Dec Other:         FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:       

**Development Type:**

Residential: Units 120 Acres 7.6  
 Office: Sq.ft.        Acres        Employees         Transportation: Type         
 Commercial: Sq.ft.        Acres        Employees         Mining: Mineral         
 Industrial: Sq.ft.        Acres        Employees         Power: Type        MW         
 Educational:         Waste Treatment: Type        MGD         
 Recreational:         Hazardous Waste: Type         
 Water Facilities: Type        MGD         Other:       

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other:       

**Present Land Use/Zoning/General Plan Designation:**

Commercial (C)

**Project Description:** (please use a separate page if necessary)

Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 120-unit residential condominium development on 7.6 acres. Project includes a General Plan Amendment and Rezone to change the land use and zone of the property from Commercial (C) to Specific Plan Area (SPA). The project site is bounded by Las Posas Road and Mission Road to the east and south, respectively, and an existing CVS store is located to the south and a single-family residential subdivision to the west. Nearby land uses in the vicinity of the project site include industrial and commercial uses to the south and west, the Santa Fe Hills residential community to the north, and single-family residential and Palomar College to the east. The project consists of 120 townhomes consisting of 2 and 3-bedroom units. The project includes approximately 148,297 square feet of recreation area on-site and up to 198 square feet of private open space per unit. Amenities on site include tot lots and exercise equipment, bbq and seating areas, dog park, and community garden. The project would use existing driveway entries on Las Posas Road and Mission Road that currently provide access to the adjacent CVS store. A total of 264 parking spaces are proposed for the residential development, including 20 guest spaces.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 11           | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # 9                        |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5           | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development  | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date April 20, 2022 Ending Date May 20, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>DUDEK</u>	Applicant: <u>Meritage Homes - MLC Holdings, Inc.</u>
Address: <u>605 Third Street</u>	Address: _____
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: _____
Contact: <u>Vanessa Scheidel</u>	Phone: _____
Phone: <u>760-479-4159</u>	

Signature of Lead Agency Representative:  Date: 4/20/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.